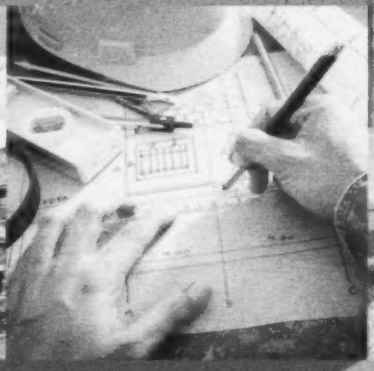
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Charlottetown CA

Date Released: Third Quarter 2018



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Canada

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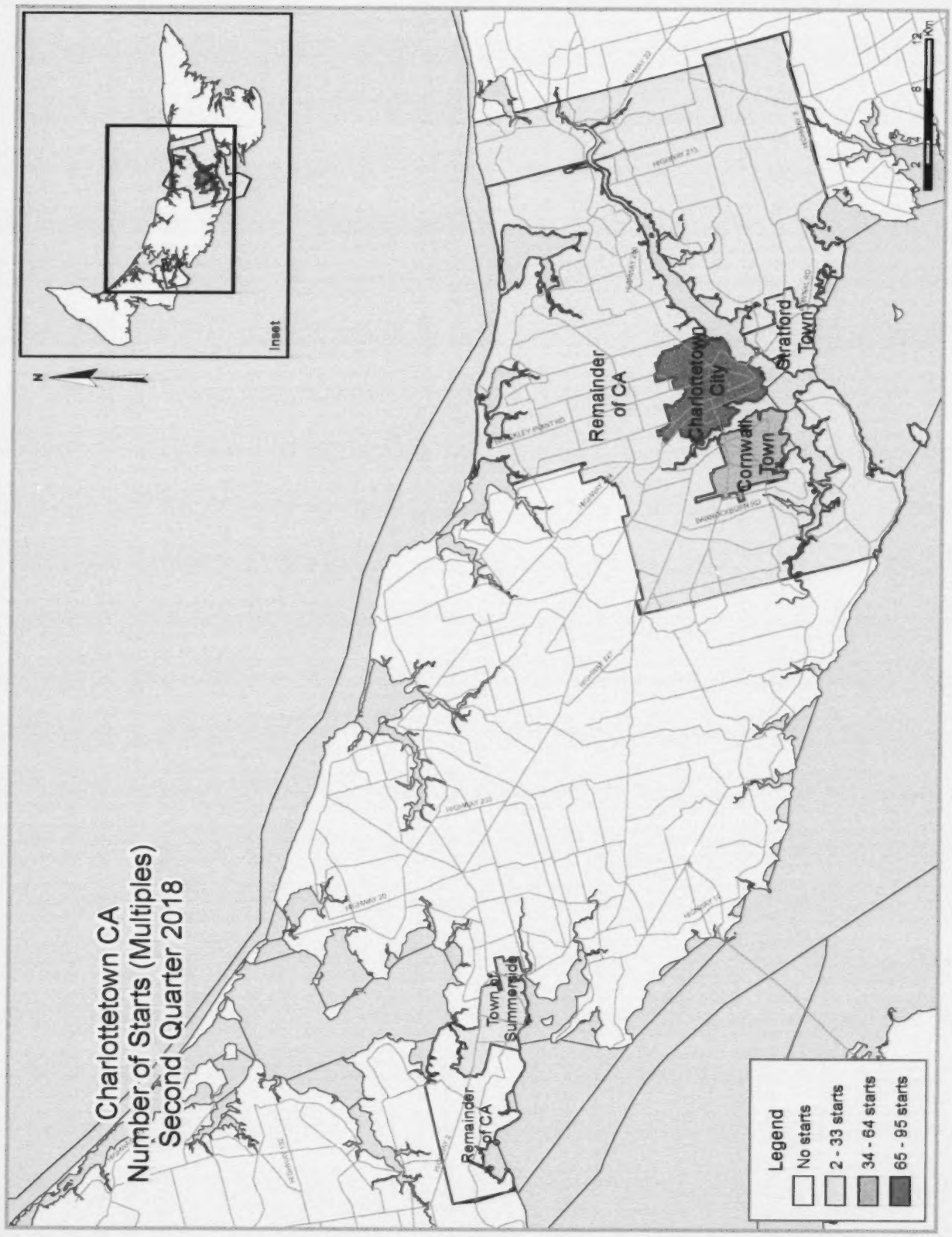
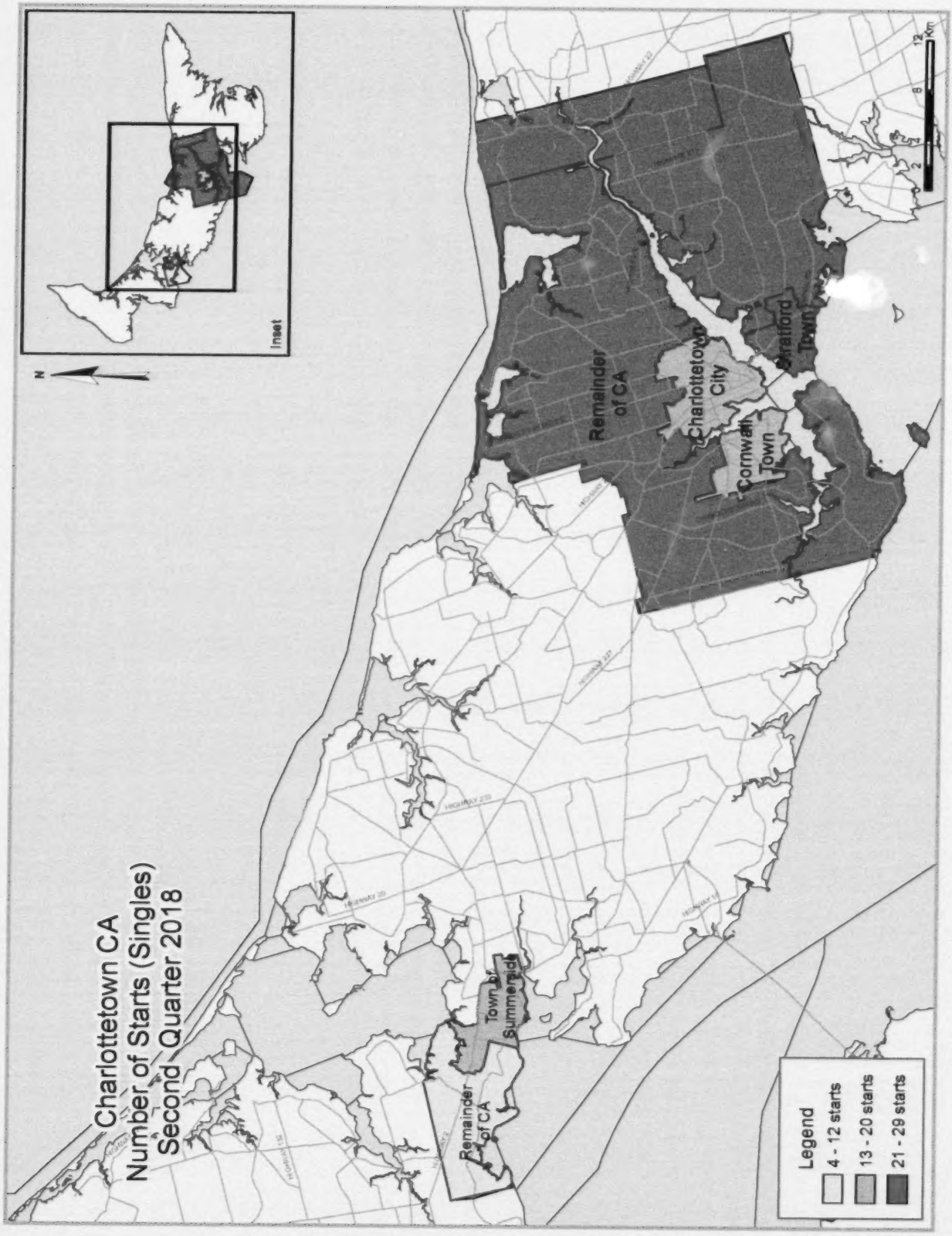
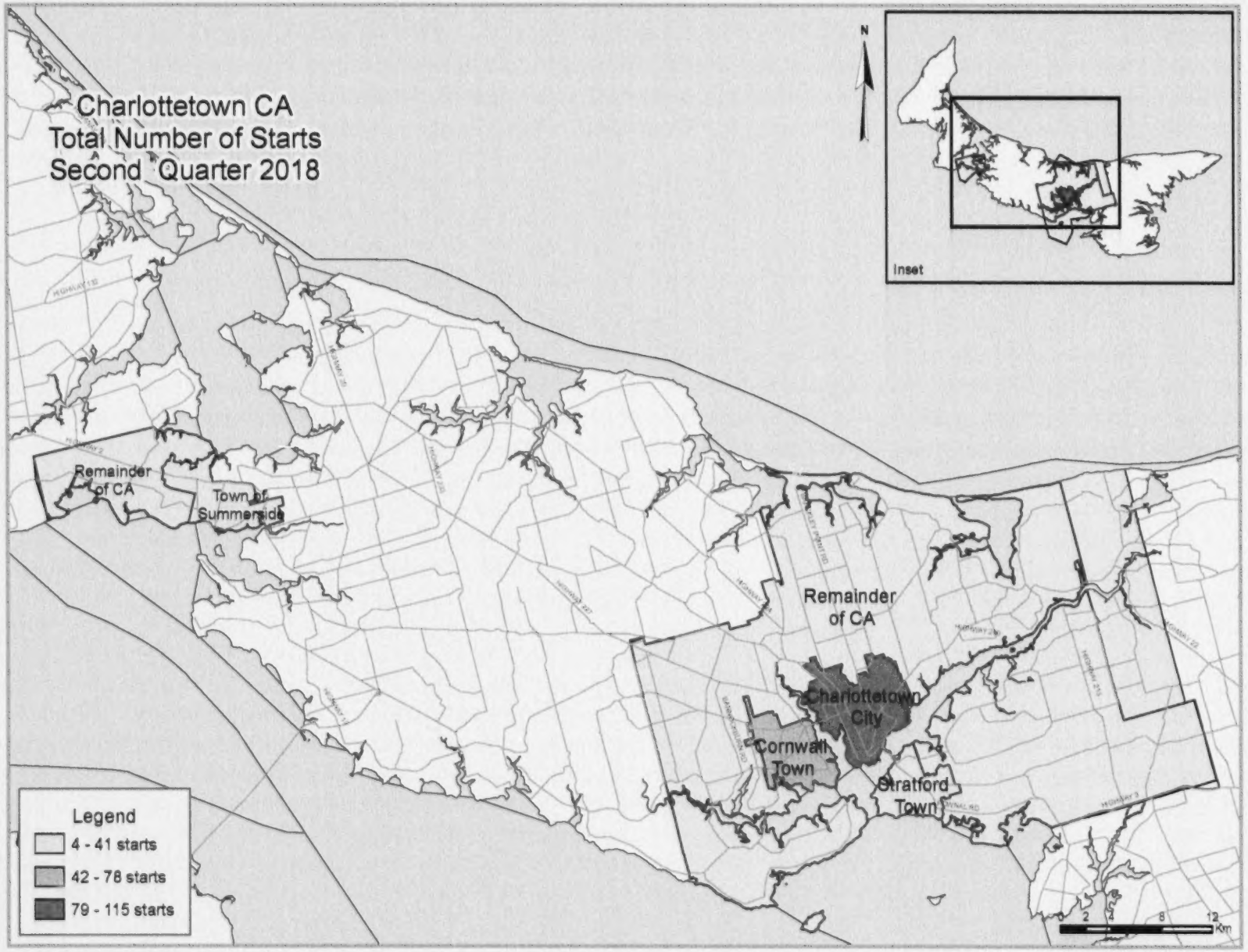
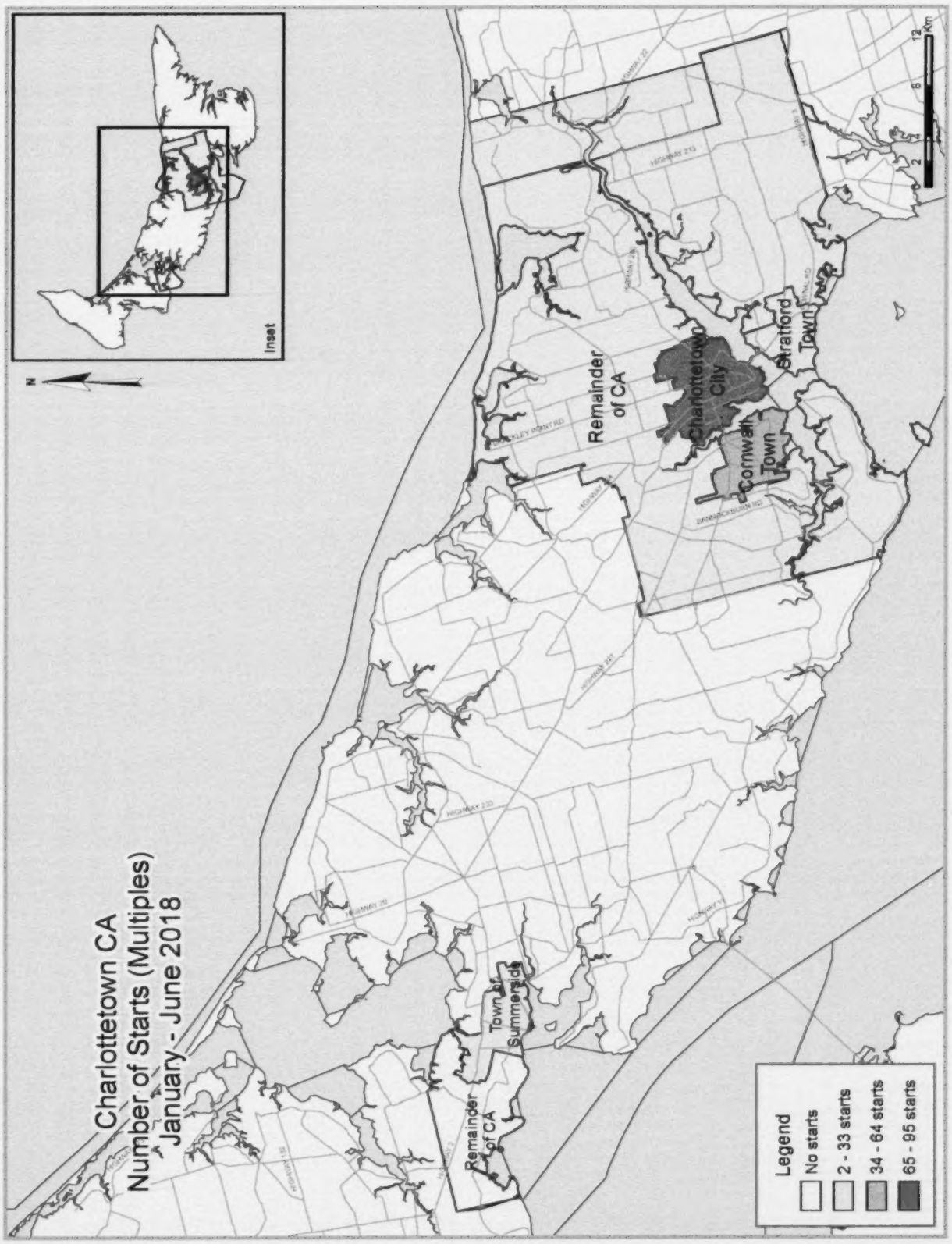
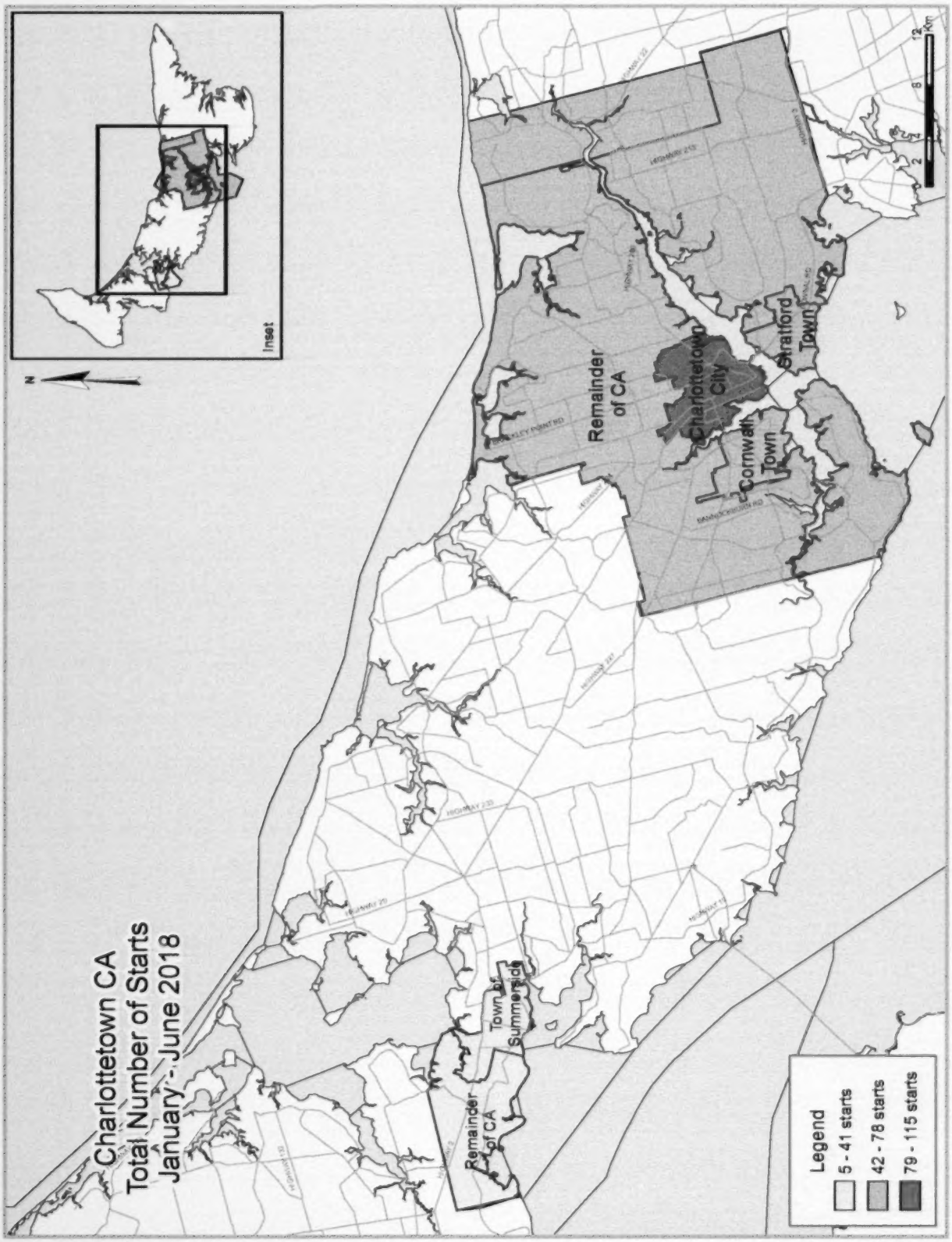

Charlottetown CA
Number of Starts (Multiples)
Second Quarter 2018
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
2 - 33 starts
34 - 64 starts
65 - 95 starts
Km


Charlottetown CA
Number of Starts (Singles)
Second Quarter 2018
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
4 - 12 starts
13 - 20 starts
21 - 29 starts
0
2
8
12
Km


Charlottetown CA
Total Number of Starts
Second Quarter 2018
N
Inset
Remainder of CA
Town of Summerside
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Legend
4 - 41 starts
42 - 78 starts
79 - 115 starts
0 2 4 8 12 Km


Charlottetown CA
Number of Starts (Multiples)
January - June 2018
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
2 - 33 starts
34 - 64 starts
65 - 95 starts
12 Km
8
2

Charlottetown CA
Number of Starts (Singles)
January - June 2018
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
5 - 17 starts
18 - 30 starts
31 - 43 starts
12 km
8
4
0


Charlottetown CA
Total Number of Starts
January - June 2018
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
5 - 41 starts
42 - 78 starts
79 - 115 starts
12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1a: Housing Activity Summary of Charlottetown CA
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	83	28	16	0	0	0	1	103	231
Q2 2017	86	18	9	0	0	12	2	47	174
% Change	-3.5	55.6	77.8	n/a	n/a	-100.0	-50.0	119.1	32.8
Year-to-date 2018	108	32	16	0	0	0	8	127	291
Year-to-date 2017	121	24	21	0	0	12	3	62	243
% Change	-10.7	33.3	-23.8	n/a	n/a	-100.0	166.7	104.8	19.8
UNDER CONSTRUCTION									
Q2 2018	134	34	47	0	0	12	22	197	446
Q2 2017	129	30	36	0	0	12	2	62	271
% Change	3.9	13.3	30.6	n/a	n/a	0.0	**	**	64.6
COMPLETIONS									
Q2 2018	60	8	0	0	0	12	23	36	139
Q2 2017	43	8	4	0	0	0	11	53	119
% Change	39.5	0.0	-100.0	n/a	n/a	n/a	109.1	-32.1	16.8
Year-to-date 2018	143	20	3	0	4	12	34	59	275
Year-to-date 2017	92	10	4	0	0	0	24	53	183
% Change	55.4	100.0	-25.0	n/a	n/a	n/a	41.7	11.3	50.3
COMPLETED & NOT ABSORBED									
Q2 2018	11	4	0	0	0	0	n/a	n/a	15
Q2 2017	27	2	0	0	0	0	n/a	n/a	29
% Change	-59.3	100.0	n/a	n/a	n/a	n/a	n/a	n/a	-48.3
ABSORBED									
Q2 2018	69	14	0	0	0	12	n/a	n/a	95
Q2 2017	41	6	4	0	0	0	n/a	n/a	51
% Change	68.3	133.3	-100.0	n/a	n/a	n/a	n/a	n/a	86.3
Year-to-date 2018	137	22	7	0	4	12	n/a	n/a	182
Year-to-date 2017	67	8	4	0	0	0	n/a	n/a	79
% Change	104.5	175.0	75.0	n/a	n/a	n/a	n/a	n/a	130.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Summerside CA Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	14	6	6	0	0	0	3	0	29
Q2 2017	4	4	0	0	0	0	8	0	16
% Change	**	50.0	n/a	n/a	n/a	n/a	-62.5	n/a	81.3
Year-to-date 2018	17	10	6	0	0	0	6	0	39
Year-to-date 2017	4	6	0	0	0	0	9	0	19
% Change	**	66.7	n/a	n/a	n/a	n/a	-33.3	n/a	105.3
UNDER CONSTRUCTION									
Q2 2018	10	4	12	0	0	0	3	0	29
Q2 2017	5	6	0	0	0	0	7	0	18
% Change	100.0	-33.3	n/a	n/a	n/a	n/a	-57.1	n/a	61.1
COMPLETIONS									
Q2 2018	17	24	0	0	0	0	4	0	45
Q2 2017	2	2	8	0	0	0	18	64	94
% Change	**	**	-100.0	n/a	n/a	n/a	-77.8	-100.0	-52.1
Year-to-date 2018	18	24	0	0	0	0	11	0	53
Year-to-date 2017	4	4	8	0	0	0	19	64	99
% Change	**	**	-100.0	n/a	n/a	n/a	-42.1	-100.0	-46.5
COMPLETED & NOT ABSORBED									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2018	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2017	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q2 2018	20	6	4	0	0	0	0	85	115
Q2 2017	22	8	0	0	0	0	2	47	79
Stratford Town									
Q2 2018	22	0	4	0	0	0	0	0	26
Q2 2017	18	0	0	0	0	12	0	0	30
Cornwall Town									
Q2 2018	13	20	8	0	0	0	0	18	59
Q2 2017	12	8	9	0	0	0	0	0	29
Remainder of the CA									
Q2 2018	28	2	0	0	0	0	1	0	31
Q2 2017	34	2	0	0	0	0	0	0	36
Charlottetown CA									
Q2 2018	83	28	16	0	0	0	1	103	231
Q2 2017	86	18	9	0	0	12	2	47	174
UNDER CONSTRUCTION									
Charlottetown City									
Q2 2018	21	6	24	0	0	0	2	95	148
Q2 2017	27	10	6	0	0	0	2	62	107
Stratford Town									
Q2 2018	43	0	8	0	0	12	14	24	101
Q2 2017	29	2	5	0	0	12	0	0	48
Cornwall Town									
Q2 2018	15	26	15	0	0	0	6	78	140
Q2 2017	12	14	25	0	0	0	0	0	51
Remainder of the CA									
Q2 2018	55	2	0	0	0	0	0	0	57
Q2 2017	61	4	0	0	0	0	0	0	65
Charlottetown CA									
Q2 2018	134	34	47	0	0	12	22	197	446
Q2 2017	129	30	36	0	0	12	2	62	271

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q2 2018	13	6	0	0	0	0	15	24	58
Q2 2017	10	6	0	0	0	0	5	47	68
Stratford Town									
Q2 2018	16	0	0	0	0	12	0	12	40
Q2 2017	8	0	4	0	0	0	0	0	12
Cornwall Town									
Q2 2018	9	2	0	0	0	0	6	0	17
Q2 2017	4	2	0	0	0	0	6	6	18
Remainder of the CA									
Q2 2018	22	0	0	0	0	0	2	0	24
Q2 2017	21	0	0	0	0	0	0	0	21
Charlottetown CA									
Q2 2018	60	8	0	0	0	12	23	36	139
Q2 2017	43	8	4	0	0	0	11	53	119
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q2 2018	1	4	0	0	0	0	n/a	n/a	5
Q2 2017	4	2	0	0	0	0	n/a	n/a	6
Stratford Town									
Q2 2018	4	0	0	0	0	0	n/a	n/a	4
Q2 2017	2	0	0	0	0	0	n/a	n/a	2
Cornwall Town									
Q2 2018	4	0	0	0	0	0	n/a	n/a	4
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CA									
Q2 2018	2	0	0	0	0	0	n/a	n/a	2
Q2 2017	20	0	0	0	0	0	n/a	n/a	20
Charlottetown CA									
Q2 2018	11	4	0	0	0	0	n/a	n/a	15
Q2 2017	27	2	0	0	0	0	n/a	n/a	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q2 2018	16	6	0	0	0	0	n/a	n/a	22
Q2 2017	14	4	0	0	0	0	n/a	n/a	18
Stratford Town									
Q2 2018	17	0	0	0	0	12	n/a	n/a	29
Q2 2017	12	0	4	0	0	0	n/a	n/a	16
Cornwall Town									
Q2 2018	8	8	0	0	0	0	n/a	n/a	16
Q2 2017	8	2	0	0	0	0	n/a	n/a	10
Remainder of the CA									
Q2 2018	28	0	0	0	0	0	n/a	n/a	28
Q2 2017	7	0	0	0	0	0	n/a	n/a	7
Charlottetown CA									
Q2 2018	69	14	0	0	0	12	n/a	n/a	95
Q2 2017	41	6	4	0	0	0	n/a	n/a	51

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Charlottetown CA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	293	58	73	0	4	36	3	132	599
% Change	112.3	123.1	15.9	n/a	n/a	n/a	-25.0	63.0	92.0
2016	138	26	63	0	0	0	4	81	312
% Change	7.0	30.0	96.9	n/a	n/a	n/a	-42.9	2.5	7.2
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Charlottetown City	20	22	6	10	4	0	85	47	115	79	45.6
Stratford Town	22	18	0	0	4	0	0	12	26	30	-13.3
Cornwall Town	13	12	20	8	8	9	18	0	59	29	103.4
Remainder of the CA	29	34	2	2	0	0	0	0	31	36	-13.9
Charlottetown CA	84	86	28	20	16	9	103	59	231	174	32.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Charlottetown City	20	26	6	12	4	0	85	62	115	100	15.0
Stratford Town	32	29	0	0	4	0	24	12	60	41	46.3
Cornwall Town	15	13	24	12	14	21	18	0	71	46	54.3
Remainder of the CA	43	54	2	2	0	0	0	0	45	56	-19.6
Charlottetown CA	110	122	32	26	22	21	127	74	291	243	19.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Charlottetown City	4	0	0	0	0	0	85	47
Stratford Town	4	0	0	0	0	12	0	0
Cornwall Town	8	9	0	0	0	0	18	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	16	9	0	0	0	12	103	47

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Charlottetown City	4	0	0	0	0	0	85	62
Stratford Town	4	0	0	0	0	12	24	0
Cornwall Town	8	21	6	0	0	0	18	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	16	21	6	0	0	12	127	62

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Charlottetown City	30	30	0	0	85	49	115	79
Stratford Town	26	18	0	12	0	0	26	30
Cornwall Town	41	29	0	0	18	0	59	29
Remainder of the CA	30	36	0	0	1	0	31	36
Charlottetown CA	127	113	0	12	104	49	231	174

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Charlottetown City	30	35	0	0	85	65	115	100
Stratford Town	36	29	0	12	24	0	60	41
Cornwall Town	46	46	0	0	25	0	71	46
Remainder of the CA	44	56	0	0	1	0	45	56
Charlottetown CA	156	166	0	12	135	65	291	243

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Charlottetown City	13	10	18	6	3	5	24	47	58	68	-14.7
Stratford Town	16	8	0	0	0	4	24	0	40	12	**
Cornwall Town	9	4	2	2	6	6	0	6	17	18	-5.6
Remainder of the CA	24	21	0	0	0	0	0	0	24	21	14.3
Charlottetown CA	62	43	20	8	9	15	48	53	139	119	16.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Charlottetown City	28	24	24	8	3	14	47	47	102	93	9.7
Stratford Town	32	21	0	0	14	4	24	0	70	25	180.0
Cornwall Town	24	11	6	2	9	9	0	6	39	28	39.3
Remainder of the CA	62	37	2	0	0	0	0	0	64	37	73.0
Charlottetown CA	146	93	32	10	26	27	71	53	275	183	50.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Charlottetown City	0	0	3	5	0	0	24	47
Stratford Town	0	4	0	0	12	0	12	0
Cornwall Town	0	0	6	6	0	0	0	6
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	0	4	9	11	12	0	36	53

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Charlottetown City	0	0	3	14	0	0	47	47
Stratford Town	4	4	10	0	12	0	12	0
Cornwall Town	3	0	6	9	0	0	0	6
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	7	4	19	23	12	0	59	53

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Charlottetown City	19	16	0	0	39	52	58	68
Stratford Town	16	12	12	0	12	0	40	12
Cornwall Town	11	6	0	0	6	12	17	18
Remainder of the CA	22	21	0	0	2	0	24	21
Charlottetown CA	68	55	12	0	59	64	139	119

Table 3.5: Completions by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Charlottetown City	40	31	0	0	62	62	102	93
Stratford Town	32	25	16	0	22	0	70	25
Cornwall Town	32	13	0	0	7	15	39	28
Remainder of the CA	62	37	0	0	2	0	64	37
Charlottetown CA	166	106	16	0	93	77	275	183

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q2 2018	0	0.0	0	0.0	3	18.8	5	31.3	8	50.0	16	-	309,878
Q2 2017	0	0.0	0	0.0	1	7.1	4	28.6	9	64.3	14	-	355,955
Year-to-date 2018	0	0.0	0	0.0	3	10.3	12	41.4	14	48.3	29	-	315,081
Year-to-date 2017	0	0.0	1	5.0	4	20.0	4	20.0	11	55.0	20	-	355,955
Stratford Town													
Q2 2018	0	0.0	0	0.0	0	0.0	5	29.4	12	70.6	17	452,500	448,658
Q2 2017	0	0.0	1	8.3	1	8.3	3	25.0	7	58.3	12	-	368,000
Year-to-date 2018	0	0.0	1	3.4	1	3.4	10	34.5	17	58.6	29	452,500	411,188
Year-to-date 2017	0	0.0	1	5.0	1	5.0	8	40.0	10	50.0	20	-	368,000
Cornwall Town													
Q2 2018	0	0.0	0	0.0	3	37.5	2	25.0	3	37.5	8	-	338,500
Q2 2017	0	0.0	0	0.0	2	25.0	3	37.5	3	37.5	8	-	346,000
Year-to-date 2018	0	0.0	0	0.0	6	30.0	7	35.0	7	35.0	20	-	353,067
Year-to-date 2017	0	0.0	0	0.0	3	27.3	5	45.5	3	27.3	11	-	346,000
Remainder of the CA													
Q2 2018	3	12.5	3	12.5	0	0.0	10	41.7	8	33.3	24	-	318,875
Q2 2017	1	14.3	1	14.3	2	28.6	1	14.3	2	28.6	7	-	-
Year-to-date 2018	7	12.7	6	10.9	2	3.6	19	34.5	21	38.2	55	-	397,563
Year-to-date 2017	3	18.8	2	12.5	6	37.5	3	18.8	2	12.5	16	-	-
Charlottetown CA													
Q2 2018	3	4.6	3	4.6	6	9.2	22	33.8	31	47.7	65	350,000	356,838
Q2 2017	1	2.4	2	4.9	6	14.6	11	26.8	21	51.2	41	350,000	345,771
Year-to-date 2018	7	5.3	7	5.3	12	9.0	48	36.1	59	44.4	133	330,000	357,194
Year-to-date 2017	3	4.5	4	6.0	14	20.9	20	29.9	26	38.8	67	325,000	321,688

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Charlottetown City	309,878	355,955	-12.9	315,081	355,955	-11.5
Stratford Town	448,658	368,000	21.9	411,188	368,000	11.7
Cornwall Town	338,500	346,000	-2.2	353,067	346,000	2.0
Remainder of the CA	318,875	-	n/a	397,563	-	n/a
Charlottetown CA	356,838	345,771	3.2	357,194	321,688	11.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Prince Edward Island

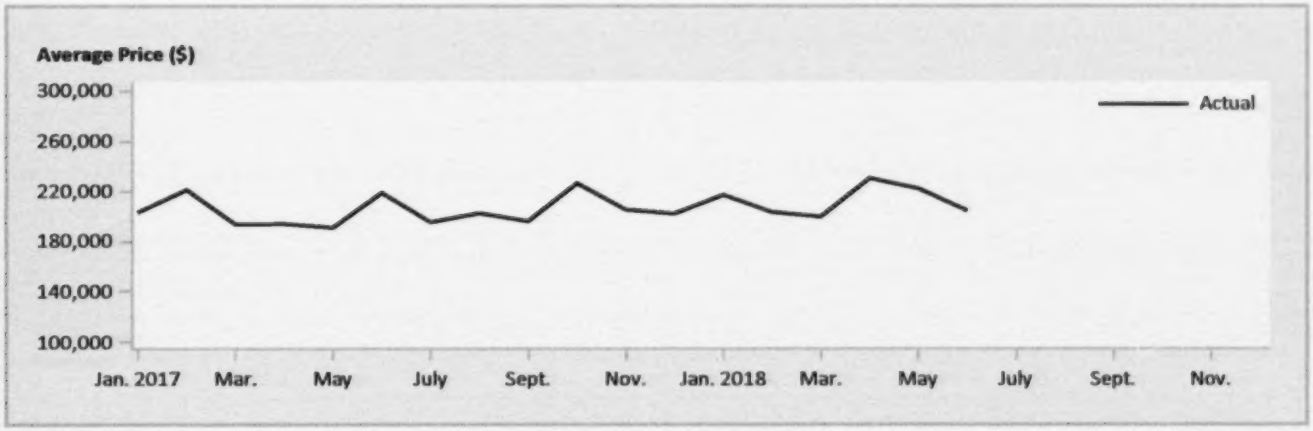


Figure 5.2: MLS® Residential Sales for Prince Edward Island

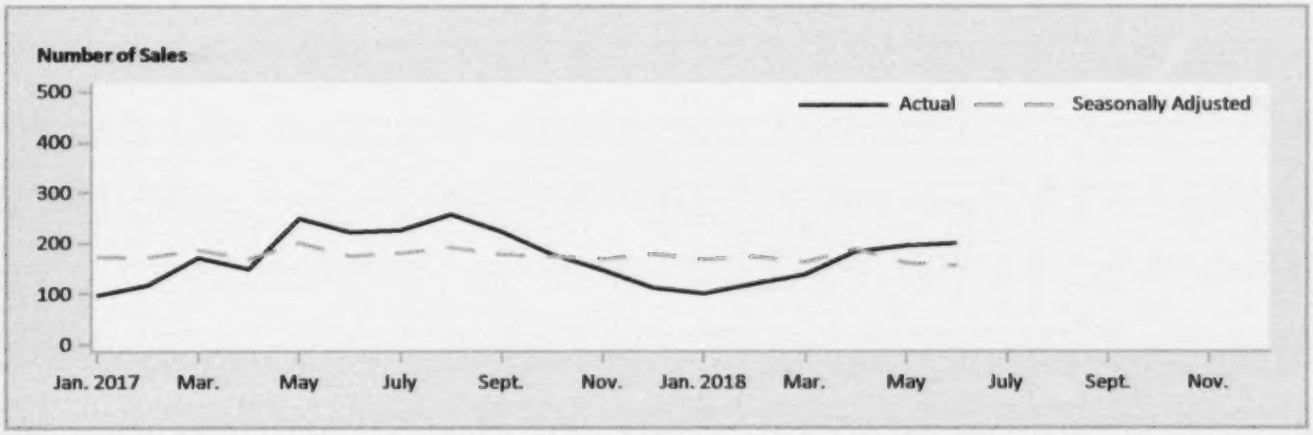
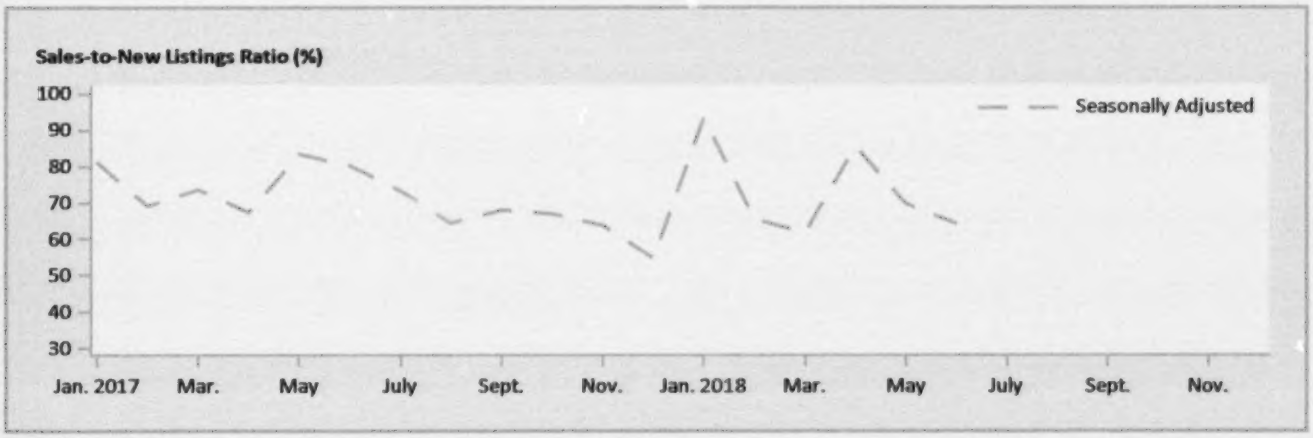


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Prince Edward Island



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6: Economic Indicators
Second Quarter 2018

		Interest Rates			NHPI, Total, Charlottetown CA 2016.12 =100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.0	131.6	72.9	10.0	66.1	784
	February	561	3.14	4.64	100.0	130.9	73.1	9.9	66.0	788
	March	561	3.14	4.64	100.0	131.7	73.0	10.0	65.9	793
	April	561	3.14	4.64	100.0	132.5	73.8	9.9	66.5	797
	May	561	3.14	4.64	99.8	132.6	74.7	9.9	67.0	803
	June	561	3.14	4.64	99.7	132.7	74.4	10.3	66.9	808
	July	573	3.14	4.84	100.3	132.7	73.6	10.3	66.0	809
	August	573	3.14	4.84	100.3	133.0	74.0	9.1	65.6	807
	September	575	3.09	4.89	100.3	133.1	73.2	10.2	65.6	807
	October	581	3.24	4.99	100.3	132.8	72.8	10.2	65.2	812
	November	581	3.24	4.99	100.3	134.1	74.0	9.0	65.4	816
	December	581	3.24	4.99	100.3	132.8	74.8	9.7	66.5	826
2018	January	590	3.34	5.14	100.3	133.8	74.9	10.6	67.3	834
	February	590	3.34	5.14	100.3	134.7	75.4	10.1	67.2	838
	March	590	3.34	5.14	100.5	134.9	75.2	10.3	67.1	833
	April	590	3.34	5.14	100.5	135.5	75.0	11.2	67.4	835
	May	601	3.49	5.34	100.5	135.9	75.8	9.3	66.7	832
	June	601	3.49	5.34		136.7	76.2	8.9	66.8	831
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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